

ENF Environmental Notification Form

For Office Use Only Executive Office of Environmental Affairs	
EOEA No.:	14081
MEPA Analyst:	Aisling Eglinton
Phone:	626-1024

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Sharon Commons Lifestyle Center (Sharon Commons)	
Street: Old Post Road at South Main St.	
Municipality: Sharon	Watershed: Neponset/Taunton
Universal Transverse Mercator Coordinates:	Latitude: 42-06-06 Longitude: -71-13-29
Estimated commencement date: 12/07	Estimated completion date: 09/09
Approximate cost: \$140,000,000	Status of project design: 75 %complete
Proponent: Sharon CF II LP C/O The Congress Group, Inc.	
Street: 33 Arch Street	
Municipality: Boston	State: MA Zip Code: 02110
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Susan Adamski	
Firm/Agency: Coler & Colantonio, Inc.	Street: 101 Accord Park Drive
Municipality: Norwell	State: MA Zip Code: 02061
Phone: 781-982-5453	Fax: 781-982-5490 E-mail: sadamski@col-col.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): **None**

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify) No

List Local or Federal Permits and Approvals: **Special Permit (ZBA), Section 404 Programmatic General Permit, Order of Conditions, Site Plan Approval (ZBA)**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Land | <input checked="" type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input checked="" type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: Groundwater Discharge Permits NHESP Conservation and Management Permit MHC Determination of No Adverse Effect
Total site acreage	59.81			
New acres of land altered		43.7		
Acres of impervious area	0.6 ac	32.2	32.8	
Square feet of new bordering vegetated wetlands alteration		0.0 SF On-site 17,620 SF (Bogs and Wetland K & Q for offsite roadway)		
Square feet of new other wetland alteration		0.0 sf Onsite Off Site 17,570 SF Riverfront 45.3 LF Bank 450 SF Land under Water 61,270 SF Floodplain		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	6,534 s.f.	491,466 sf	498,000 sf	
Number of housing units	3	-3	0	
Maximum height (in feet)	35'	+25'	60'	
TRANSPORTATION				
Vehicle trips per day	29	19,300	19,271	
Parking spaces	6	2183	2189	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	528	58,992	59,520	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	2310	60,000 commercial 35,000 future	95,000	

Length of water/sewer mains (in miles)	0.64 miles (water only)	0.19 miles (water only)	0.83 miles (water only)
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CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify *Site is partially designated habitat for Eastern Box Turtle*) No

See project narrative Section IV-3.3 for a rare species review and V-2.0 mitigation proposal.

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify *Billings Brook Cranberry Bogs Site (19-NF-178)*) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify *Billings Brook Cranberry Bogs Site (19-NF-178)*) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

(a) Site Description: *The approximately 60-acre site is dominated by mixed deciduous-coniferous forest, active cranberry bogs and former gravel-mined areas. The site is bounded by Old Post Road to the east, Route 95 to the west, South Walpole Street to the north and South Main Street approximately 3,500 s.f. to the south. Single family residences occupy areas near the property to the southeast and along the portions of Old Post Road that abuts the property on a north-south axis. Site investigations revealed indicators of past sand and gravel mining activities. Groundwater elevations are at or near the surface near the bogs and reservoirs adjacent to the site. Due to the highly permeable nature of the soils, these water elevations are maintained within depressional areas surrounded by uplands, resulting in the development of isolated wetland resources in some areas.*

(b) Alternatives

No build: *This alternative does not meet the applicant's or the town's goals of increasing revenues from the tax base and providing commercial services to the community.*

Residential: *The site was zoned for residential use until the March 12, 2007 Town Meeting approved rezoning of this parcel for commercial uses. Residential buildout of the site was not desired by the Town.*

Maximum Build-out: *The Zoning By-Law allows for a 0.25 Floor Area ratio by Special permit, which would allow for a maximum build-out of 651,331 SF of gross floor area. Structured parking, and increased multi-level buildings would be necessary for this size development and are not preferred.*

Preferred Project: *The project as described in this document provides for protection of surrounding land uses, mitigation for impacts to ecologically sensitive areas, transportation, water, and wastewater systems, and revenues for the town with a minimum of municipal services required. This size*

development is permitted as of right under the new Zoning By-Law adopted by the March 12, 2007 Special Town Meeting.

(c) Mitigation:

- *Approximately 62.5 acres of restricted and deeded land for conservation and public water supply purposes*
- *NHESP mitigation for priority habitat impacts*
- *Flood Plain and wetlands mitigation*
- *Water consumption neutrality (no net consumption of municipal supply)*
- *Advanced wastewater treatment*
- *Advanced stormwater management*
- *Traffic mitigation (including new signalized intersections and prohibited access from residential areas.)*
- *Adherence to sustainable design principles.*